HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Winnipeg CMA

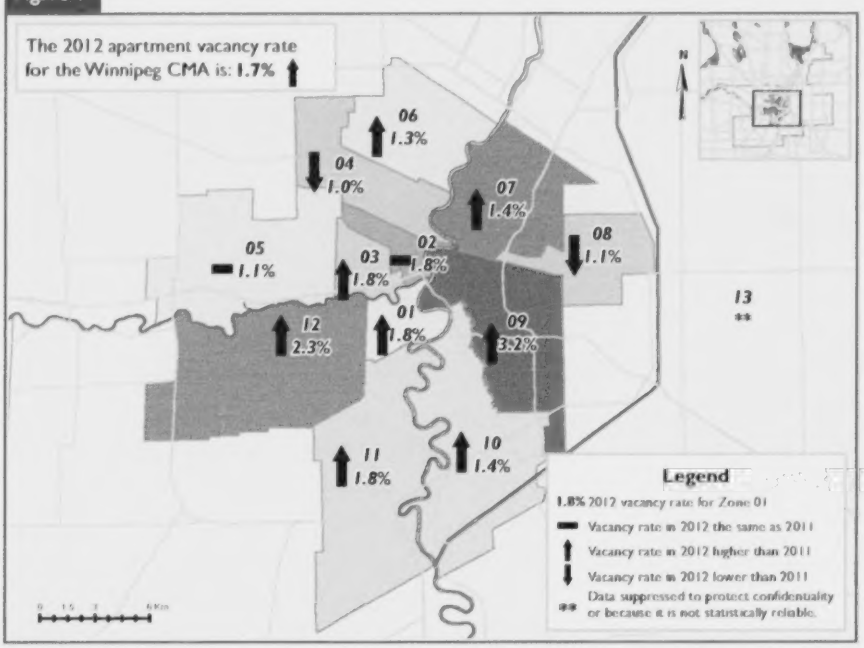
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2012

Highlights

- The vacancy rate for private apartments in the Winnipeg Census Metropolitan Area (CMA) increased from 1.1 per cent in October 2011 to 1.7 per cent in October 2012.
- Average monthly rent for two-bedroom apartment units in the Winnipeg CMA was $911 in October 2012.
- In rental structures common to both the 2011 and 2012 surveys, the year-over-year change in the average rent for a two-bedroom apartment this October was 3.6 per cent.

Figure 1



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Apartment Vacancy Rates (%) by Major Centres	Oct. 2011	Oct. 2012
Abbotsford	6.7	4.2
Barrie	1.7	2.0
Brantford	1.8	3.5
Calgary	1.9	1.3
Edmonton	3.3	1.7
Gatineau	2.2	3.3
Greater Sudbury	2.8	2.7
Guelph	1.1	1.4
Halifax	2.4	3.0
Hamilton	3.4	3.5
Kelowna	3.0	4.0
Kingston	1.1	1.7
Kitchener-Cambridge-Waterloo	1.7	2.6
London	3.8	3.9
Moncton	4.3	6.7
Montréal	2.5	2.8
Oshawa	1.8	2.1
Ottawa	1.4	2.5
Peterborough	3.5	2.7
Québec	1.6	2.0
Regina	0.6	1.0
Saguenay	1.4	2.0
Saint John	5.9	9.7
Saskatoon	2.6	2.6
Sherbrooke	4.7	5.0
St. Catharines-Niagara	3.2	4.0
St. John's	1.3	2.8
Thunder Bay	1.7	1.1
Toronto	1.4	1.7
Trois-Rivières	3.9	5.2
Vancouver	1.4	1.8
Victoria	2.1	2.7
Windsor	8.1	7.3
Winnipeg	1.1	1.7
Total	**2.2**	**2.6**

For additional information, please refer to the Rental Market Report - Canada Highlights on the CMHC website

Winnipeg Rental Market Report

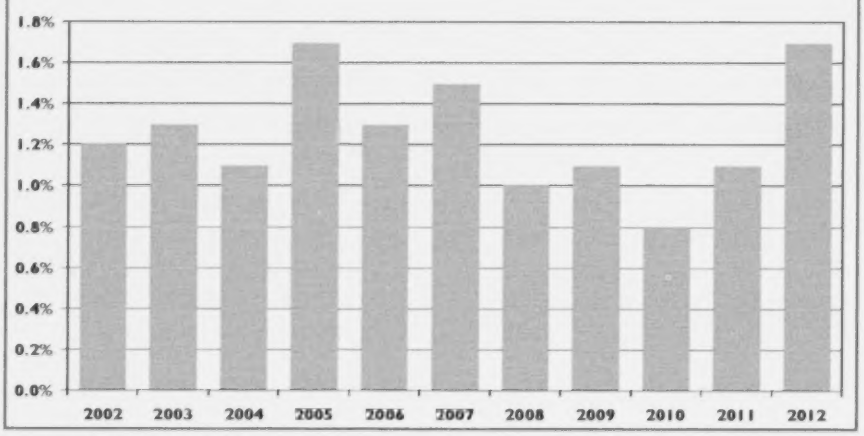
Winnipeg Vacancy Rate Increased in 2012

According to CMHC's October 2012 Rental Market Survey (RMS), the Winnipeg CMA recorded an apartment vacancy rate[1] of 1.7 per cent in October, up more than half a percentage point from 1.1 per cent recorded in October of 2011. This represents the second year in row the vacancy rate has increased. Despite this rise, Winnipeg still retains one of the lowest vacancy rates among all CMAs in Canada and well below the national average vacancy rate of 2.6 per cent. This represented the 12th year in a row that the vacancy rate in the Winnipeg CMA remained below 2.0 per cent.

Contributing to the increase in vacancy rate was a small expansion of the supply of private rental apartment units. After declining in seven of the last 12 years, there was a net increase of 250 units in the rental market universe in the October 2012 survey. In a universe of 52,569 units, this represented an increase of 0.5 per cent. While units continue to be permanently lost to conversion to condominium and demolition, the level of new construction over the last two years has been relatively strong and was able to offset these losses for 2012. However, the impact of a small increase in the universe on the overall vacancy rate was limited.

Figure 2

Winnipeg CMA – Rental Apartment Vacancy Rate



Source: CMHC Rental Market Survey

[1] Based on privately-initiated rental apartment structures of three or more units.

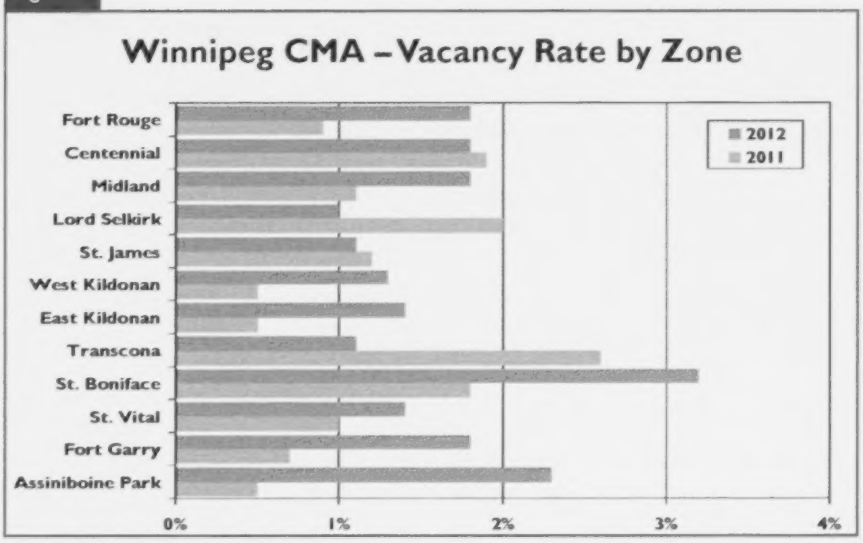
Adding to the higher vacancies, existing renters continued to make the move to homeownership due to favourable conditions. Winnipeg saw employment growth in excess of two per cent in the first 10 months of 2012 with gains in both full and part-time positions. Employment growth was strongest among those aged 15 to 24, and was positive for those aged 25 to 44, age categories that include many first-time buyers. These factors, in combination with continued historically low mortgage rates, have encouraged home buying among renters.

Another factor influencing this year's survey results was a decline in net-migration to Manitoba, which was down eight per cent year-over-year in the first half of 2012, reaching 4,805 persons. Contributing to the decline over this period was a decrease in net international migration and an increase in interprovincial outflows. As Winnipeg represents the majority of the province's population, it also experienced a decline in overall net-migration. This would have resulted in fewer potential renters entering the market since the October 2011 survey as well as more renters vacating units as they left for other provinces.

Apartment Vacancy Rate Moves Up in Newer Units

Reviewing the vacancy rate by the age of rental structure (Table 1.2.1), newer structures built after 1990 had the highest vacancy rate at 5.3 per cent, more than double the 2.4 per cent vacancy rate posted in October 2011. This was likely the result of the addition of a number of newly completed units still in the process of being absorbed during the time of the October 2012 survey. The vacancy rate was also higher in older structures built prior to 1940, increasing almost a full percentage point over the previous year to 2.6 per cent. Higher vacancy rates were also found in units renting for more than $1,095 per month, where the vacancy rate rose to 4.5 per cent in October 2012 from 2.6 per cent one year earlier. The lowest vacancy rate of 0.9 per cent was for units renting between $600 and $699 per month. This was also the only rent range to register a decline in vacancy, down from 1.1 per cent one year earlier.

Figure 3



Source: CMHC Rental Market Survey

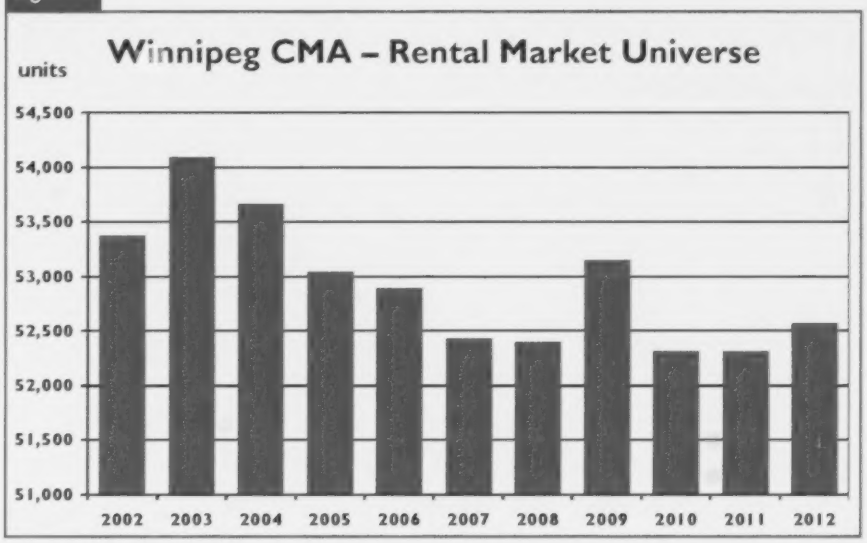
Winnipeg's October 2012 vacancy rate was highest in two-bedroom suites at 2.0 per cent, followed by bachelor suites at 1.7 per cent and one-bedroom units at 1.4 per cent. The vacancy rate for units with three or more bedrooms was the lowest and remained at 1.1 per cent in October 2012.

The increase in rental apartment vacancies was most pronounced in the suburban zones of Winnipeg where in total the vacancy rate increased from 0.9 per cent in October 2011 to 1.6 per cent in this most recent survey. With the exception of Transcona, all of Winnipeg's eight suburban zones saw vacancy rates remain virtually unchanged or increase from the prior year. Vacancy rate in Transcona declined from 2.6 per cent in October 2011 to 1.1 per cent in October 2012. The Transcona zone has the smallest universe within City limits, thus changes of only a few units can create large changes to the vacancy rate.

The greatest increase in vacancy rate among the suburban zones was in Assiniboine Park where the rate increased from 0.5 per cent in October 2011 to 2.3 per cent this October. Much of this can be attributed to the addition of 139 new units to the area over this period, which represents an increase of almost 10 per cent to its overall universe. The St. Boniface zone had the highest vacancy rate at 3.2 per cent, an increase of 1.4 percentage points over the previous year.

Among core area zones, Fort Rouge recorded the greatest increase in the vacancy rate, rising to 1.8 per cent in October 2012 from 0.9 per cent in

Figure 4



Source: CMHC

October 2011. Fort Rouge also saw its rental market universe decline by 209 units or three per cent over the same period. Lord Selkirk recorded the greatest decline in vacancy rate, falling a full percentage point to 1.0 per cent from October 2011 to October 2012. In general, vacancy rates in the suburban zones were at 1.6 per cent compared to the core area at 1.7 per cent.

The vacancy rate in units that do not fall under Manitoba's rent increase guidelines, namely those renting for more than $1,130 per month rate was 5.3 per cent, which was significantly higher than the rate of 1.4 per cent for units renting below this threshold. Units constructed and added to the universe after 2001 are also exempt from the guideline, within these units, the vacancy rate was 5.2 per cent compared to 2.5 per cent one year earlier.

Availability Rate also moves up

In October 2012, the availability rate[2] in Winnipeg's apartment universe increased to 2.5 per cent from 1.6 per cent a year earlier. The availability rate moved up across all bedroom types with the largest increase occurring in two-bedroom units. The availability rate in the two-bedroom category increased from 2.0 per cent in October 2011 to 3.2 per cent in October 2012.

Rental Universe Increased in 2012

For only the third time in the last 20 years, the Winnipeg CMA rental market universe posted a net increase. Additions to the row and apartment universe between the October 2011 survey and the October 2012 survey totalled 1,406 units. Of these, 650 were from new construction and 756 units were returned to the universe after having undergone renovations. The temporary removal of units from the universe while under renovation during the 2012 October survey resulted in a decrease of 697 units. Permanent losses from the universe resulted from 323 units removed due to condominium conversion and a further 70 units were lost due to demolition.

Apartment Rents Continue to Rise Steadily

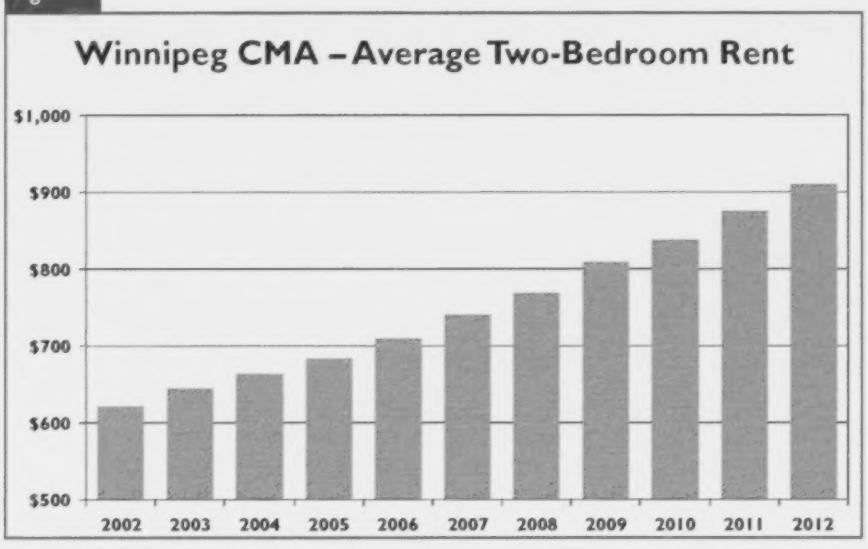
The average two-bedroom apartment rent in the Winnipeg CMA was $911 in October 2012. Across the city, average two-bedroom monthly rents ranged from a low of $638 in Lord Selkirk, to a high of $993 in Assiniboine Park. The Assiniboine Park zone also saw the greatest increase in two-bedroom rent, rising $114 from the average calculated in October 2011.

The same-sample[3] average rent in existing units rose by 3.8 per cent between October 2011 and October 2012. This was lower in magnitude than the 4.6 per cent increase in same-sample rent posted one year earlier, due largely to the increase in vacancy. This year's gain surpassed the mandated maximum increase of one per cent in 2012. Several exemptions exist within provincial rent control regulations that would result in same-sample rents increasing at a stronger pace than the guideline amount. Buildings renovated under a rehabilitation scheme may qualify for an exemption from the rent

[2] A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate. The availability rate can provide some insight into rental market conditions as it reveals the intentions of landlords and tenants on a short-term basis.

[3] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2011 and 2012 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

Figure 5



Source: CMHC

increase guideline for a maximum of five years, allowing for the recovery of renovation costs to be phased in over a period of time.

Between 2007 and 2011, applications to the Residential Tenancies Branch for exemption under a renovation scheme represented more than 7,000 units[4], or approximately 14 per cent of the total universe. New rental construction has also been exempt from the rent control guidelines since 2002 and since this time, 3,722 units have been completed and added to the universe. As a result, the share of units exempted from rent controls has increased in the overall rental universe. In addition, landlords facing rising maintenance and energy costs may also apply for permission to increase rents above the guideline. Under these criteria, the Residential Tenancies Branch received 327 applications in 2011 for above guideline increases in rent representing more than 30 per cent of all rental units.

Vacancy Rate Rises for Row Rentals

In concert with the increase in vacancy in the apartment market, the vacancy rate in Winnipeg's private row structures increased to 1.1 per cent in October 2012 from 0.5 per cent in October 2011. At 1,211 units, the universe of private row rental suites increased by 63 units from the previous year. Average rents for all types of row units were $1,009 per month in October 2012. The presence of new units renting at higher rents contributed to this increase.

Secondary Rental Market Survey

CMHC collects information on apartment condominiums offered for rent, as well as the following types of units: rented single-detached houses, rented double (semi-detached) houses, rented freehold row/town houses, rented duplex apartments, rented accessory apartments, and rented apartments which are part of a commercial or other type of structure containing one or two dwelling units[5].

Secondary Rental Market Survey: Condominium Apartments

Vacancy Rate Moves Lower in Rental Condominium Apartments

CMHC's survey found the vacancy rate in rental condominium apartments across the Winnipeg CMA was 1.3 per cent this past October, compared to 1.8 per cent in October 2011. The survey also found that the number of condominium apartments identified as investor-owned and rented rather than owner-occupied totalled 2,011 suites, an increase of 183 units over the previous year. Of a total condominium universe of 13,863 units, this represents 14.5 per cent of the total condominium universe, up from 13.8 per cent in October 2011.

[4] Province of Manitoba, Residential Tenancies Branch Annual Reports 2007-2011.

[5] Readers are reminded to use caution when comparing data year-to-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics can vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.

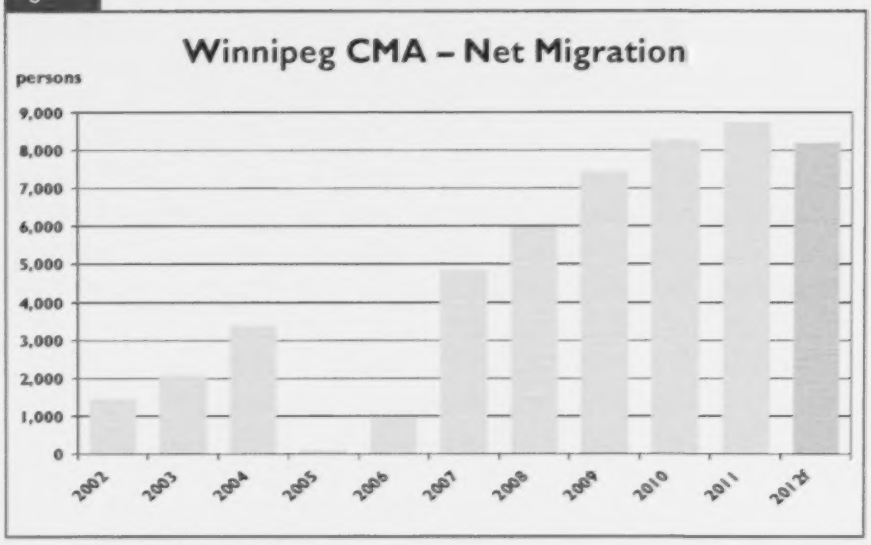
The average rent for a typical two-bedroom condominium apartment unit was $1,160 per month in October 2012, $249 more than the average for a two-bedroom unit in the purpose-built rental market. Rental rates in condominium apartments are typically higher compared to those in the purpose-built market as the buildings are generally newer or renovated and may have more features such as higher grade finishes and underground parking

Secondary Rental Market Survey: Other Dwelling Types

The number of households renting in Winnipeg's other secondary market this October was estimated at 22,159, down from 24,234 in the October 2011 survey. Table 5.2 provides details on households renting secondary units by dwelling type. In 2012, there were 8,562 households renting single-detached units, down from 9,480 one year earlier. There were also fewer households renting semi-detached, row or duplex units at 8,725, down from 9,298 in October 2011. The remaining households were renting accessory suites.

Average rents by dwelling type in the secondary market are provided in Table 5.1. For all dwelling types, the average rent this October was $835 compared to $815 in last year's survey. A single-detached house rented for an average of $924 while for semi-detached, row, and duplex units, the average rent was $799.

Figure 6



Source: Statistics Canada, CMHC Forecast

Rental Market Outlook

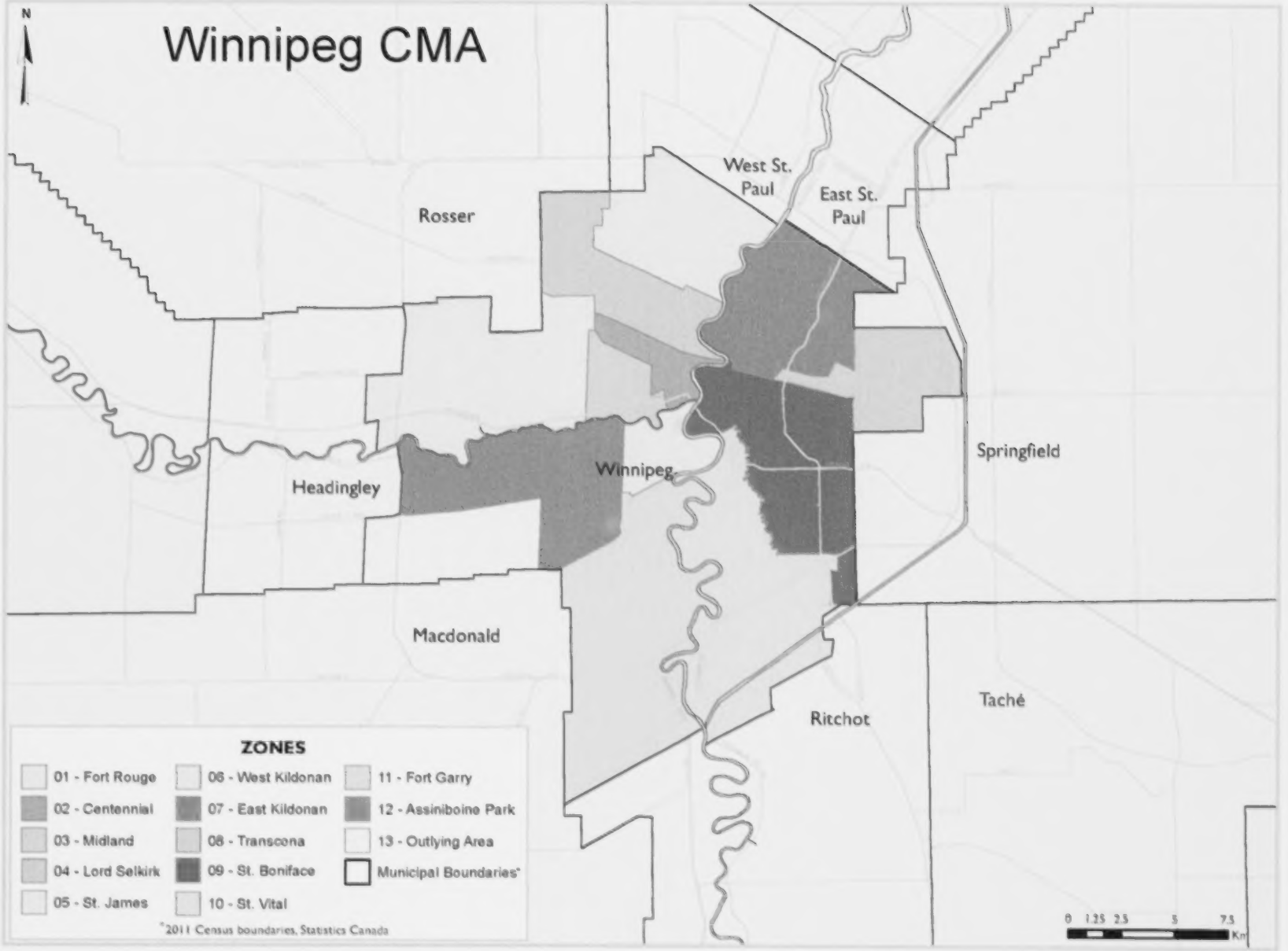
Vacancy Rate to Rise Modestly in 2013

Many of the conditions that contributed to an increase in the vacancy rate during the October 2012 survey period will persist over the next year. High net migration and a growing number of Winnipeggers reaching the household formation stage are providing a steady stream of new renters. Meanwhile on the supply side, the number of units in Winnipeg's rental market universe remains relatively static. Rental starts have been strong, topping 800 units in 2011 and thus far in 2012. However, some of these additions will be offset by losses to the universe as a result of conversion to condominium or demolition. The prime factor leading to modestly higher vacancy rates will be the continued movement to home ownership, as stable employment, rising earnings, and low mortgage rates will encourage more renters to purchase a home. In addition, Winnipeg is expected to experience a modest decline in net migration over the forecast period which will ease demand for rental units. As a result of more renters vacating their suites, the vacancy rate will rise slightly to approach 2.0 per cent in October 2013.

Rent increases to continue into 2013

Each year, the Residential Tenancies Branch sets a rent increase guideline which applies to the majority of Winnipeg's rental apartment stock. In 2013, the guideline will limit landlords to a one per cent increase. Average rents, however, are forecast to increase at a rate greater than the guideline for several reasons.

Landlords are able to apply for permission to increase rents above the guideline to cover cost increases. In addition, newly constructed rental units are exempt from the guideline for a period of time, as are units that have undergone renovation. As a result, an increasing proportion of units are exempt from the guideline. Newly constructed and rehabilitated units added to the universe over the next year will command higher rents, which will effectively push up the overall average in excess of the guideline. Under these conditions, the average two-bedroom rent is expected to rise from $911 in 2012 to $955 in 2013.


Winnipeg CMA
N
West St. Paul
East St. Paul
Rosser
Springfield
Winnipeg
Headingley
Macdonald
Ritchot
Taché
ZONES
01 - Fort Rouge
02 - Centennial
03 - Midland
04 - Lord Selkirk
05 - St. James
06 - West Kildonan
07 - East Kildonan
08 - Transcona
09 - St. Boniface
10 - St. Vital
11 - Fort Garry
12 - Assiniboine Park
13 - Outlying Area
Municipal Boundaries*
*2011 Census boundaries, Statistics Canada
0 1.25 2.5 5 7.5
Km

RMS ZONE DESCRIPTIONS - WINNIPEG CMA	
Zone 1	**Fort Rouge** - North: Assiniboine River; East: Red River; South: Jubilee Avenue, Parker Avenue; West: Waverley St.
Zone 2	**Centennial** - North: C.P. Rail Winnipeg Yards; East: Red River; South: Assiniboine River to Osborne Street, north on Osborne to Portage Avenue, Portage to Sherbrook St., Sherbrook to Notre Dame Ave.; West: Keewatin St.
Zone 3	**Midland** - North: Notre Dame Avenue; East: Sherbrook Street to Portage Ave., Portage to Osborne St., to Assiniboine River; South: Assiniboine River; West: St. James Street.
Zone 4	**Lord Selkirk** - North : City limits to Ritchie St., south to Ritchie/Templeton intersection, West in a straight line to CPR Arborg, South along Keewatin Street to the north limit of the Inkster Industrial Park, the north limit of Inkster Industrial Park to Carruthers Avenue, Carruthers Avenue to McGregor, North along McGregor to Smithfield, Smithfield to the Red River; East: Red River; South: CPR Molson/Carberry; West: Brookside Blvd (city limits).
Zone 1-4	**Core Area**
Zone 5	**St. James** - North: City limits to CPR Carberry/CNR Oak Point; East: CNR Oak Point, St. James Street; South: Assiniboine River; West: City limits.
Zone 6	**West Kildonan** - North: City limits; East: Red River; South: (north limit of Zone 4); West: City limits.
Zone 7	**East Kildonan** - North: City limits; East: City limits to Gunn Road, Plessis Rd to Ravelston Ave; South: Ravelston Ave. to Owen St., Owen Street to Regent Avenue, Regent to Panet Road to Mission St.; West: Red River.
Zone 8	**Transcona** - North: City limits; East: City limits; South: City limits; West: Plessis Rd. to CNR Reddit to Panet Rd, Panet to Regent, Regent to Owen, Owen to Ravelston, Ravelston to Plessis, Plessis to the City limit.
Zone 9	**St. Boniface** - North: Missions St/CNR Reddit; East: Plessis Road; South: City limits; West: Seine River to Carriere Ave., Carriere to Red River, Red River.
Zone 10	**St. Vital** - North: Carriere Ave; East: Seine River; South: City limits; West: Red River.
Zone 11	**Fort Garry** - North: McGillivray Blvd to Waverley St., Waverley to Wilkes Avenue, Wilkes to Parker Avenue, Parker Avenue to Jubilee Avenue; East: Red River; South: City limits; West: City limits.
Zone 12	**Assiniboine Park** - North: Assiniboine River; East: Waverley Ave.; South: McGillivray/City limits; West: City limits.
Zones 5-12	**Suburban Areas**
Zones 1-12	**Winnipeg CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - WINNIPEG CMA	
Sub Area 1	**Core**
Sub Area 2	**Suburban North**
Sub Area 3	**Suburban South**
Sub Area 4	**Outlying Areas**
Sub Areas 1-4	**Winnipeg CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Fort Rouge	0.6	1.1	0.8	1.3	1.1	2.5	1.9	3.0	0.9	1.8
Zone 2 - Centennial	1.2	2.0	1.3	1.5	3.9	2.6	**	0.0	1.9	1.8
Zone 3 - Midland	2.1	2.6	1.0	1.6	0.7	1.2	0.0	**	1.1	1.8
Zone 4 - Lord Selkirk	0.0	**	1.6	1.3	2.5	0.5	**	0.0	2.0	1.0
Core Area (Zones 1-4)	**1.4**	**2.1**	**1.1**	**1.4**	**1.8**	**2.1**	**2.7**	**3.0**	**1.4**	**1.7**
Zone 5 - St. James	2.6	1.9	1.7	1.1	0.7	0.8	0.0	2.0	1.2	1.1
Zone 6 - West Kildonan	0.0	0.0	0.6	1.4	0.4	1.2	0.0	0.9	0.5	1.3
Zone 7 - East Kildonan	0.9	0.8	0.4	1.6	0.5	1.2	0.6	0.0	0.5	1.4
Zone 8 - Transcona	**	**	2.3	2.3	2.7	0.0	**	**	2.6	1.1
Zone 9 - St. Boniface	4.1	0.0	0.6	1.2	2.9	5.4	0.0	0.0	1.8	3.2
Zone 10 - St. Vital	0.0	0.0	1.0	1.5	1.2	1.4	0.0	0.0	1.0	1.4
Zone 11 - Fort Garry	0.0	0.0	0.8	1.5	0.7	2.2	1.9	0.0	0.7	1.8
Zone 12 - Assiniboine Park	2.5	**	0.1	0.7	0.7	3.6	**	0.0	0.5	2.3
Suburban Areas (Zones 5-12)	**2.0**	**0.9**	**0.8**	**1.4**	**1.0**	**2.0**	**0.6**	**0.5**	**0.9**	**1.6**
Zone 13 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	**	**	0.0
Winnipeg CMA	**1.6**	**1.7**	**0.9**	**1.4**	**1.2**	**2.0**	**1.1**	**1.1**	**1.1**	**1.7**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Fort Rouge	494	543	727	763	963	992	1,212	1,128	817	846
Zone 2 - Centennial	527	529	636	693	851	890	885	850	665	715
Zone 3 - Midland	496	490	574	569	712	719	**	**	593	592
Zone 4 - Lord Selkirk	373	408	492	552	630	638	848	812	543	578
Core Area (Zones 1-4)	**507**	**514**	**643**	**678**	**863**	**885**	**1,075**	**1,021**	**697**	**725**
Zone 5 - St. James	599	602	744	747	902	905	1,096	1,006	816	824
Zone 6 - West Kildonan	636	559	783	767	920	941	986	962	862	864
Zone 7 - East Kildonan	511	493	656	677	820	847	956	957	724	742
Zone 8 - Transcona	**	**	641	623	702	697	**	**	678	667
Zone 9 - St. Boniface	512	506	668	704	901	972	1,223	1,230	770	837
Zone 10 - St. Vital	521	593	704	745	879	938	1,026	1,010	789	837
Zone 11 - Fort Garry	637	669	716	750	891	944	1,152	1,160	821	863
Zone 12 - Assiniboine Park	594	634	704	798	879	993	**	1,147	789	904
Suburban Areas (Zones 5-12)	**563**	**560**	**703**	**723**	**881**	**921**	**1,042**	**1,026**	**789**	**820**
Zone 13 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	**	**	1,013
Winnipeg CMA	**524**	**527**	**678**	**704**	**875**	**911**	**1,050**	**1,027**	**754**	**783**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Fort Rouge	407	392	4,026	3,878	2,973	2,926	173	174	7,579	7,370
Zone 2 - Centennial	1,106	1,168	3,571	3,779	1,607	1,660	56	44	6,340	6,651
Zone 3 - Midland	904	892	2,854	2,820	1,102	1,051	31	34	4,891	4,797
Zone 4 - Lord Selkirk	63	65	733	725	533	501	24	25	1,353	1,316
Core Area (Zones 1-4)	2,480	2,517	11,184	11,202	6,215	6,138	284	277	20,163	20,134
Zone 5 - St. James	427	377	2,711	2,672	2,935	2,849	154	154	6,227	6,052
Zone 6 - West Kildonan	46	45	1,657	1,649	2,032	2,024	118	110	3,853	3,828
Zone 7 - East Kildonan	244	254	4,182	4,289	2,764	2,909	233	232	7,423	7,684
Zone 8 - Transcona	7	7	173	172	186	187	12	12	378	378
Zone 9 - St. Boniface	177	172	2,051	1,982	1,994	2,083	64	63	4,286	4,300
Zone 10 - St. Vital	115	111	1,946	1,921	1,822	1,818	79	77	3,962	3,927
Zone 11 - Fort Garry	92	91	1,773	1,833	2,583	2,600	117	117	4,565	4,641
Zone 12 - Assiniboine Park	38	38	648	675	725	827	27	37	1,438	1,577
Suburban Areas (Zones 5-12)	1,146	1,095	15,141	15,193	15,041	15,297	804	802	32,132	32,387
Zone 13 - Outlying Areas	0	0	12	6	12	6	0	36	24	48
Winnipeg CMA	**3,626**	**3,612**	**26,337**	**26,401**	**21,268**	**21,441**	**1,088**	**1,115**	**52,319**	**52,569**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Fort Rouge	0.6	1.3	1.2	2.0	1.6	3.2	2.9	3.0	1.4	2.4
Zone 2 - Centennial	1.4	2.5	1.6	2.0	4.1	3.3	**	**	2.2	2.4
Zone 3 - Midland	2.2	3.2	1.5	2.5	1.9	2.0	0.0	**	1.7	2.5
Zone 4 - Lord Selkirk	0.0	**	2.4	1.8	3.6	1.3	**	0.0	2.9	1.6
Core Area (Zones 1-4)	1.5	2.5	1.5	2.1	2.4	2.8	3.3	3.5	1.8	2.4
Zone 5 - St. James	2.8	3.1	2.3	2.0	1.4	1.6	0.0	2.0	1.9	1.9
Zone 6 - West Kildonan	0.0	0.0	1.4	2.1	2.2	2.7	0.0	0.9	1.7	2.4
Zone 7 - East Kildonan	1.3	1.2	0.7	2.0	1.0	2.0	0.6	1.8	0.8	2.0
Zone 8 - Transcona	**	**	2.3	4.1	3.2	0.0	**	**	2.9	1.9
Zone 9 - St. Boniface	4.6	0.7	0.9	2.0	4.6	8.2	0.0	0.0	2.7	5.0
Zone 10 - St. Vital	0.0	0.0	1.2	2.2	1.5	2.3	**	0.0	1.3	2.1
Zone 11 - Fort Garry	2.0	0.0	1.3	2.0	0.9	3.7	1.9	0.0	1.1	2.8
Zone 12 - Assiniboine Park	2.5	**	0.1	1.3	0.7	3.9	**	0.0	0.5	2.8
Suburban Areas (Zones 5-12)	2.5	1.6	1.2	2.0	1.8	3.3	0.7	1.1	1.5	2.6
Zone 13 - Outlying Areas	n/u	n/u	**	**	**	**	n/u	**	**	0.0
Winnipeg CMA	1.8	2.2	1.3	2.1	2.0	3.2	1.4	1.6	1.6	2.5

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Winnipeg CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 1 - Fort Rouge	**	++	6.4	3.8	6.4	4.1	**	++	6.0	3.6
Zone 2 - Centennial	5.2	++	3.8	**	2.6	1.5	++	++	3.8	++
Zone 3 - Midland	**	2.1	5.1	**	5.0	**	**	++	**	3.0
Zone 4 - Lord Selkirk	4.4	5.1	**	10.7	**	9.6	**	**	4.1	10.0
Core Area (Zones 1-4)	5.0	++	5.0	3.1	4.7	3.4	**	++	5.2	2.8
Zone 5 - St. James	4.7	++	++	3.3	++	3.6	**	++	++	**
Zone 6 - West Kildonan	**	++	5.6	2.0	6.3	3.1	**	-1.2	6.4	3.1
Zone 7 - East Kildonan	4.5	1.5	6.0	3.8	6.8	4.0	**	5.0	6.4	4.1
Zone 8 - Transcona	**	**	5.5	1.2	4.1	++	**	**	4.2	0.8
Zone 9 - St. Boniface	**	-1.4	3.4	3.3	3.7	2.7	4.0	**	3.6	3.7
Zone 10 - St. Vital	2.0	++	4.1	3.6	4.0	4.1	0.9	2.7	3.8	4.2
Zone 11 - Fort Garry	1.1	10.6	3.1	3.6	2.8	2.9	4.0	++	2.7	3.2
Zone 12 - Assiniboine Park	-0.3	++	6.8	8.0	7.9	11.2	**	**	6.7	10.1
Suburban Areas (Zones 5-12)	4.0	3.1	4.0	3.6	4.0	3.8	4.4	2.4	4.2	4.4
Zone 13 - Outlying Areas	n/u	n/u	**	n/s	**	**	n/u	n/s	**	**
Winnipeg CMA	**4.4**	**2.1**	**4.3**	**3.4**	**4.2**	**3.6**	**4.5**	**++**	**4.6**	**3.8**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Winnipeg CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Winnipeg CMA										
Pre 1940	2.9	3.5	1.6	2.8	1.2	2.1	3.1	**	1.7	2.6
1940 - 1959	2.5	1.1	1.7	1.3	1.1	1.5	**	0.0	1.6	1.3
1960 - 1974	0.5	1.0	0.8	1.1	1.2	1.3	0.7	0.8	0.9	1.2
1975 - 1989	0.0	0.3	0.2	1.2	0.7	1.6	0.3	1.2	0.4	1.4
1990+	n/s	**	0.0	2.1	2.9	6.2	**	0.0	2.4	5.3
Total	1.6	1.7	0.9	1.4	1.2	2.0	1.1	1.1	1.1	1.7

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Winnipeg CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Winnipeg CMA										
Pre 1940	451	444	550	569	734	720	1,028	921	603	603
1940 - 1959	525	541	626	633	791	777	1,147	1,054	660	662
1960 - 1974	561	576	691	720	853	886	1,068	1,046	751	782
1975 - 1989	614	611	738	758	887	921	988	1,004	815	844
1990+	n/s	**	950	1,033	1,128	1,237	1,528	1,323	1,106	1,199
Total	524	527	678	704	875	911	1,050	1,027	754	783

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Winnipeg CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Winnipeg CMA										
3 to 5 Units	**	**	1.8	3.1	1.8	3.4	**	0.0	2.0	3.0
6 to 19 Units	2.4	2.2	1.3	2.0	0.8	1.3	0.0	**	1.2	1.8
20 to 49 Units	2.3	2.4	0.9	1.6	0.8	2.0	1.8	0.4	1.0	1.8
50 to 99 Units	0.6	0.7	1.1	1.4	1.7	2.5	0.8	0.0	1.4	1.9
100+ Units	0.1	0.6	0.6	0.9	1.4	2.0	0.7	1.7	0.9	1.3
Total	1.6	1.7	0.9	1.4	1.2	2.0	1.1	1.1	1.1	1.7

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Winnipeg CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Winnipeg CMA										
3 to 5 Units	399	409	547	581	755	763	918	974	626	655
6 to 19 Units	460	473	570	593	705	737	835	925	609	639
20 to 49 Units	500	503	637	658	831	848	1,057	955	702	720
50 to 99 Units	510	513	734	754	954	993	1,112	1,158	848	880
100+ Units	636	642	739	775	921	972	1,094	1,063	812	852
Total	524	527	678	704	875	911	1,050	1,027	754	783

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Winnipeg CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Winnipeg CMA										
LT $500	1.1	1.3	1.0	1.1	4.0	1.3	**	**	1.2	1.2
$500 - $599	3.0	3.5	1.0	1.0	0.5	0.5	**	**	1.2	1.3
$600 - $699	2.2	1.2	1.2	1.0	0.5	0.4	**	**	1.1	0.9
$700 - $799	0.6	4.5	0.9	1.4	0.6	0.9	**	0.0	0.8	1.3
$800 - $1094	**	**	1.1	2.3	0.8	1.8	1.1	0.1	0.9	1.9
$1095+	n/s	**	**	3.1	2.7	4.9	2.3	**	2.6	4.5
Total	1.6	1.7	0.9	1.4	1.2	2.0	1.1	1.1	1.1	1.7

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Fort Rouge	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 2 - Centennial	n/u	n/u	**	n/s	**	**	**	**	**	**
Zone 3 - Midland	n/s	**	**	**	2.4	2.9	**	**	**	3.4
Zone 4 - Lord Selkirk	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Core Area (Zones 1-4)	n/s	**	**	**	**	0.6	0.0	**	0.4	0.7
Zone 5 - St. James	n/u	n/u	n/u	n/u	0.0	0.0	**	**	**	**
Zone 6 - West Kildonan	n/u	n/u	n/u	n/u	n/s	n/u	n/u	n/u	n/s	n/u
Zone 7 - East Kildonan	**	**	**	**	**	0.0	0.0	0.0	0.5	0.6
Zone 8 - Transcona	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 9 - St. Boniface	n/u	n/u	n/u	n/u	**	**	**	1.2	**	1.1
Zone 10 - St. Vital	n/u	n/u	n/u	n/u	n/u	n/u	1.4	**	1.4	**
Zone 11 - Fort Garry	n/u	n/u	n/u	n/u	n/s	**	**	0.6	**	0.6
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	**	**	**
Suburban Areas (Zones 5-12)	**	**	**	**	0.4	1.1	0.4	1.0	0.4	1.0
Zone 13 - Outlying Areas	n/u	n/u	n/u	n/u	**	**	**	**	**	4.8
Winnipeg CMA	**	**2.4**	**	**5.1**	**0.6**	**0.7**	**0.5**	**1.1**	**0.5**	**1.1**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Fort Rouge	n/u	n/u	n/u	n/u	n/s	**	n/u	n/u	n/s	**
Zone 2 - Centennial	n/u	n/u	**	n/s	**	**	**	**	**	**
Zone 3 - Midland	n/s	**	n/s	**	615	648	**	**	607	670
Zone 4 - Lord Selkirk	n/u	n/u	n/u	n/u	**	**	**	**	827	972
Core Area (Zones 1-4)	n/s	**	**	**	708	783	815	925	743	828
Zone 5 - St. James	n/u	n/u	n/u	n/u	736	744	**	**	773	782
Zone 6 - West Kildonan	n/u	n/u	n/u	n/u	n/s	n/u	n/u	n/u	n/s	n/u
Zone 7 - East Kildonan	**	**	**	**	790	802	913	927	757	761
Zone 8 - Transcona	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 9 - St. Boniface	n/u	n/u	n/u	n/u	**	**	**	1,273	**	1,253
Zone 10 - St. Vital	n/u	n/u	n/u	n/u	n/u	n/u	982	1,033	982	1,033
Zone 11 - Fort Garry	n/u	n/u	n/u	n/u	n/s	**	n/s	1,174	n/s	1,167
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	**	**	**
Suburban Areas (Zones 5-12)	**	**	**	**	869	818	1,028	1,156	902	1,067
Zone 13 - Outlying Areas	n/u	n/u	n/u	n/u	**	**	**	**	**	973
Winnipeg CMA	**	**446**	**	**628**	**811**	**803**	**971**	**1,126**	**855**	**1,009**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Fort Rouge	0	0	0	0	13	9	0	0	13	9
Zone 2 - Centennial	0	0	2	2	85	83	53	52	140	137
Zone 3 - Midland	1	1	5	10	42	35	12	12	60	58
Zone 4 - Lord Selkirk	0	0	0	0	34	34	78	42	112	76
Core Area (Zones 1-4)	1	1	7	12	174	161	143	106	325	280
Zone 5 - St. James	0	0	0	0	29	29	43	43	72	72
Zone 6 - West Kildonan	0	0	0	0	4	0	0	0	4	0
Zone 7 - East Kildonan	48	32	1	1	31	28	118	111	198	172
Zone 8 - Transcona	0	0	0	0	0	0	12	12	12	12
Zone 9 - St. Boniface	0	0	0	0	24	19	212	336	236	355
Zone 10 - St. Vital	0	0	0	0	0	0	70	67	70	67
Zone 11 - Fort Garry	0	0	0	0	6	6	161	161	167	167
Zone 12 - Assiniboine Park	8	8	8	8	12	12	14	16	42	44
Suburban Areas (Zones 5-12)	56	40	9	9	106	94	630	746	801	889
Zone 13 - Outlying Areas	0	0	0	0	10	13	12	29	22	42
Winnipeg CMA	**57**	**41**	**16**	**21**	**290**	**268**	**785**	**881**	**1,148**	**1,211**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Fort Rouge	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 2 - Centennial	n/u	n/u	**	n/s	**	**	**	**	**	**
Zone 3 - Midland	n/s	**	**	**	2.4	2.9	**	**	**	3.4
Zone 4 - Lord Selkirk	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Core Area (Zones 1-4)	n/s	**	**	**	**	1.2	0.0	**	0.4	1.1
Zone 5 - St. James	n/u	n/u	n/u	n/u	0.0	0.0	**	**	**	**
Zone 6 - West Kildonan	n/u	n/u	n/u	n/u	n/s	n/u	n/u	n/u	n/s	n/u
Zone 7 - East Kildonan	**	**	**	**	**	3.6	0.0	0.9	0.5	1.7
Zone 8 - Transcona	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 9 - St. Boniface	n/u	n/u	n/u	n/u	**	**	**	8.3	**	7.9
Zone 10 - St. Vital	n/u	n/u	n/u	n/u	n/u	n/u	4.3	**	4.3	**
Zone 11 - Fort Garry	n/u	n/u	n/u	n/u	n/s	**	**	2.5	**	2.4
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	**	**	**
Suburban Areas (Zones 5-12)	**	**	**	**	0.4	2.1	0.8	4.9	0.6	4.4
Zone 13 - Outlying Areas	n/u	n/u	n/u	n/u	**	**	**	**	**	4.8
Winnipeg CMA	**	**2.4**	**	**5.1**	**0.6**	**1.5**	**0.8**	**4.4**	**0.6**	**3.7**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Winnipeg CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 1 - Fort Rouge	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 2 - Centennial	n/u	n/u	**	n/s	**	**	**	n/s	**	**
Zone 3 - Midland	n/s	n/s	n/s	n/s	++	**	**	**	++	**
Zone 4 - Lord Selkirk	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Core Area (Zones 1-4)	n/s	n/s	**	n/s	++	++	++	**	++	++
Zone 5 - St. James	n/u	n/u	n/u	n/u	1.5	1.0	**	**	1.5	1.1
Zone 6 - West Kildonan	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 7 - East Kildonan	**	**	**	**	**	++	9.7	**	8.5	6.0
Zone 8 - Transcona	n/u	n/u	n/u	n/u	n/u	n/u	n/u	**	n/u	**
Zone 9 - St. Boniface	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 10 - St. Vital	n/u	n/u	n/u	n/u	n/u	n/u	++	**	++	**
Zone 11 - Fort Garry	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	**	**	**
Suburban Areas (Zones 5-12)	**	**	**	**	10.6	**	9.1	++	8.0	**
Zone 13 - Outlying Areas	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Winnipeg CMA	**	**	**	**	**	++	**	**	5.8	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Winnipeg CMA - October 2012

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-11	Oct-12	Oct-11	Oct-12
Core	**	**	1.4	1.7
Suburban North	0.0	**	0.8	1.2
Suburban South	**	0.0	1.1	2.2
Outlying Areas	**	**	**	0.0
Winnipeg CMA	**1.8**	**1.3**	**1.1**	**1.7**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Winnipeg CMA - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Core	**	514	1,080	678	**	885	**	1,021
Suburban North	**	546	**	712	1,084	888	**	968
Suburban South	**	579	**	739	**	956	**	1,127
Outlying Areas	**	n/u	**	**	**	**	**	**
Winnipeg CMA	**	**527**	**	**704**	**1,160**	**911**	**	**1,027**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Winnipeg CMA - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Core	**	**	**	1,080	**	**	**	**	829	**
Suburban North	**	**	**	**	855	1,084	**	**	817	**
Suburban South	**	**	**	**	901	**	**	**	**	**
Outlying Areas	**	**	**	**	**	**	**	**	**	**
Winnipeg CMA	**	**	**	**	917	1,160	**	**	**	1,134

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Winnipeg CMA - October 2012

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-11	Oct-12	Oct-11	Oct-12
Winnipeg CMA				
3 to 24 Units	**	**	1.2	2.0
25 to 49 Units	**	**	1.1	1.7
50 to 99 Units	**	0.0	1.4	1.9
100+ Units	**	0.0	0.9	1.3
Total	1.8	1.3	1.1	1.7

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Winnipeg CMA - October 2012

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Core	3,877	3,987	538	818	13.9	20.5	**	**
Suburban North	2,287	2,561	145	**	6.3	**	0.0	**
Suburban South	6,988	7,141	**	926	**	13.0	**	0.0
Outlying Areas	137	174	**	23	5.0	13.2	**	**
Winnipeg CMA	**13,289**	**13,863**	**1,828**	**2,011**	**13.8**	**14.5**	**1.8**	**1.3**

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Winnipeg CMA - October 2012

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Winnipeg CMA								
3 to 24 Units	1,827	1,910	**	**	**	**	**	**
25 to 49 Units	1,935	1,717	**	141	**	8.2	**	**
50 to 99 Units	3,754	3,655	**	347	**	9.5	**	0.0
100+ Units	5,773	6,581	**	1,175	**	17.9	**	0.0
Total	13,289	13,863	1,828	2,011	13.8	14.5	1.8	1.3

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Winnipeg CMA - October 2012

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Winnipeg CMA										
Single Detached	**	**	**	**	725	767	1,015	1,062	889	924
Semi detached, Row and Duplex	**	**	**	484	728	771	958	878	814	799
Other-Primarily Accessory Suites	**	**	455	**	682	**	878	971	704	746
Total	**	**	**	571	709	765	970	966	815	835

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Winnipeg CMA - October 2012

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-11	Oct-12
Winnipeg CMA		
Single Detached	9,480	8,562
Semi detached, Row and Duplex	9,293	8,725
Other-Primarily Accessory Suites	5,461	4,873
Total	24,234	22,159

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2011 data presented is based on Statistics Canada's 2006 Census area definitions. October 2012 data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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